

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **April 8, 2014**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLAT (FP)**

Consider approval of a final plat for “**Villa Highlands at Hidden Valley Phase 1**” a fifteen (15) lot residential subdivision plat. The owner is SITLA / Ivory Homes and the representative is Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately Athens and Rome Drive. Case No. 2014-FP-014. (Staff – Todd J.)

2. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a final plat amendment for “**Primrose Pointe Subdivision Phase 4 Amended**” a lot line adjustment between Lot 46 and 47 and vacated public utility easements between said lots and to dedicate new easements on the new lot line within a residential subdivision final plat. The representative is Mr. Bob Hermanson, Bush and Gudgell. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at 160 South Arroyo Drive. Case No. 2014-FPA-017. (Staff – Todd J.)

3. **GENERAL PLAN AMENDMENTS (GPA) PUBLIC HEARINGS (5:00 P.M.)**

A. Consider a request to amend the City General Plan Land Use Map by changing the land use designation from LDR (Low Density Residential) to COM (Commercial) on approximately 18.5 acres located at the south east corner of the intersection of **2450 South Street and River Road**. The applicant is Desert Investment Group and the representative is Mr. Dave Weller. Case No. 2014-GPA-004. (Staff – Bob N.)

B. Consider a request to amend the City General Plan Land Use Map by changing the land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 8.62 acres located at approximately **1850 South and River Road**. The applicants are Mr. and Mrs. Cottam and the representative is Mr. Derek Wright. Case No. 2014-GPA-003. (Staff – Bob N.)

4. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for “**The Garages at Sun River**” a private hobby garages subdivision not for commercial use. The applicant is Sun River St George and the representative is Mr. Matt Kelvington, Rosenberg Associates. The property is zoned PD-C (Planned Development Commercial and is located at approximately 1200 Bluegrass Way. Case No. 2014-PP-017 (Staff – Wes J.).
- B. Consider approval of a preliminary plat for “**Jiffy Lube**” a one (1) lot commercial subdivision. The applicant is Novasource Sunwest LLC and the representative is Rosenberg Associates. The property is zoned PD-C (Planned Development Commercial and is located at approximately 1425 South River Road. Case No. 2014-PP-019 (Staff – Wes J.).
- C. Consider approval of a preliminary plat for “**Aspen Estates**” an eighty (80) lot residential subdivision. The applicant is Development Solutions Group and the representative is Mr. Steve Kamlowsky. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at 2905 South 3000 East. Case No. 2014-PP-020 (Staff – Wes J.).
- D. Consider approval of a preliminary plat for “**Tonaquint Valley Phases 4 & 6**” a forty-eight (48) lot residential subdivision. The applicant is Development Solutions Group and the representative is Mr. Logan Blake. The property is zoned R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size) and is located at 1100 West Curly Hollow Drive. Case No. 2014-PP-021 (Staff – Wes J.).
- E. Consider approval of a preliminary plat for “**Tuscan Heights**” a twenty-one (21) lot residential subdivision. The applicant is Steve Larsen and the representative is Mr. Jared Madsen with Alpha Engineering. The property is zoned PD-R (Planned Development Residential) and is located near Plantations Drive and Province Way. Case No. 2014-PP-022 (Staff – Wes J.).

5. **CONDITIONAL USE PERMITS (CUP)**

- A. Consider a request to construct a detached accessory structure to a height of twenty-four (24) feet high. The property is located at 1890 E 800 N. The applicant is Mr. Gubler. Case No. 2014-CUP-005 (Staff – Craig H.)
- B. Consider a request to establish “**The Big Swap**” a proposed indoor swap meet at 1028 E Tabernacle (former Robert’s Crafts). The applicant is Mrs. Karen Sunderland. The property is zoned C-3 (General Commercial). Case No. 2014-CUP-006 (Staff – Ray S.)

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1

Final Plat

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

FINAL PLAT

Villa Highlands at Hidden Valley Phase 1

Case No. 2014-FP-014

- Request:** Approval of a 15 Lot Residential Subdivision Final Plat
- Representative:** Bob Hermanson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770
- Property:** Located west of the intersection of Athens Drive and Rome Drive
(Hidden Valley Development, at approximately 200 East and 3600 South)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.

ITEM 2

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

FINAL PLAT

Primrose Pointe Subdivision Phase 4 Amended

Case No. 2014-FPA-017

Request: Approval of a Lot Line Adjustment between Lot 46 & 47 and vacated the Public Utility Easement between said lots and to dedicate new easements on the new lot line within a Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgeon
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at 160 South Arroyo Drive (at approximately 1650 West)

Zone: R-1-10

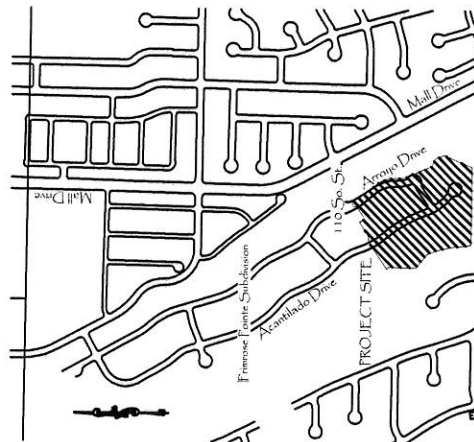
Staff Comments: The purpose of this Final Plat Amendment is to adjust the Lot Line between Lots 46 & 47 and to vacate the Public Utility Easement between said lots and to dedicate new Public Utility Easements on the new Lot Line. No other changes were made or intended with this Plat.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

This Final Plat Amendment is ready for Planning Commission's consideration for approval.

[illegible]

PRIMARO PONTE SUBDIVISION PHASE 4 AMENDED

[illegible]

NO SCALE
VICINITY MAP

[illegible]

NOTARY PUBLIC _____
 NOTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH _____
 STAMP IS NOT REQUIRED FOR _____
 UTAH CODE 46-1-10(3) _____

THE SOLE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE LOT LINE BETWEEN LOTS 40/47 AS PER OUR CLIENTS REQUEST. THE ASSOCIATED PUBLIC UTILITY EASEMENT ALONG THIS LINE WILL ALSO BE CHANGED AS SHOWN HEREON. NO OTHER CHANGES WERE MADE OR INTENDED WITH THIS MAP.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER MENTIONED AS:

[illegible]

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 20____

THE WASHINGTON FAMILY TRUST
DATED AUGUST 2ND, 2ND

MINISTER OF THE INTERIOR

TRUSTEE ACKNOWLEDGMENT

STATE OF _____ } 22

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, THE undersigned Notary Public in and for said State and County, JOHN J. WENNING who being by me duly sworn, did say that they are trustees of the WENNING FAMILY TRUST DATED AUGUST 23RD, 2010, and that they executed the foregoing Certificate in behalf of said Trust being authorized and empowered to do so by the Operating Agreement of the WENNING FAMILY TRUST DATED AUGUST 23RD, 2010, and they did fully acknowledge to me that such Trust executed the said for the uses and purposes stated therein.

ROTARY PUBLIC _____
 ROTARY PUBLIC FULL NAME _____
 COMMISSION NUMBER _____
 MY COMMISSION EXPIRES _____
 IS A ROTARY PUBLIC COMMISSIONED IN UTAH _____
 DO NOT STAMP PER UTAH CODE 48-1-2006

MORTGAGEE'S CONSENT TO RECORD

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, STERIS LENDING, INC. MORTGAGEE OF RECORD OF FRANKFORD POINTE PHASE 4 LOT 20, DOES HEREBY CONSENT TO THE RECORRATION OF THE INSTRUMENT ENTITLED PRODUCT AND JOINS IN THE DESIGNATION OF PUBLIC STREET AS NOTED HEREON AND JOINS IN THE CONVEYANCE OF EASEMENTS AND JOINS

MORTGAGEE'S ACKNOWLEDGMENT

STATE OF _____ } ss.
County of _____ }

[illegible]

STARY PUBLIC	COMMISSION NUMBER
STARY PUBLIC	MY COMMISSION EXPIRES
STARY PUBLIC	A NOTARY PUBLIC COMMISSIONED IN UTAH
	STAMP IS NOT REQUIRED PER

Primrose Pointe Subdivision
Phase 4 Amended

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

ITEM 3A

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **04/08/2014**

GENERAL PLAN AMENDMENT: Case No. 2014-GPA-004 PUBLIC HEARING
Approximately 2450 South River Road

Request: To amend the General Plan Land Use map to change the land use designation from LDR (Low Density Residential) to COM (Commercial) on approximately 18.5 acres located at the southeast corner of the intersection of 2450 South Street and River Road.

Applicant: Mr. Dave Weller, representing Desert Investment Group

Area: 18.5 acres

Property: Currently a vacant parcel located at the southeast corner of the intersection of 2450 South Street and River Road. The property is located behind the existing veterinary clinic located on the SE corner of said intersection.

Current Zone: R-1-10

Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Request: The applicant requests the General Plan Land Use Map be changed to Commercial (COM) instead of the present Low Density Residential (LDR) designation to allow for commercial use of the property. If the General Plan is amended as requested, then the applicant would submit an application to change the zone to commercial (ie, C-2, C-3, or PD-Commercial).

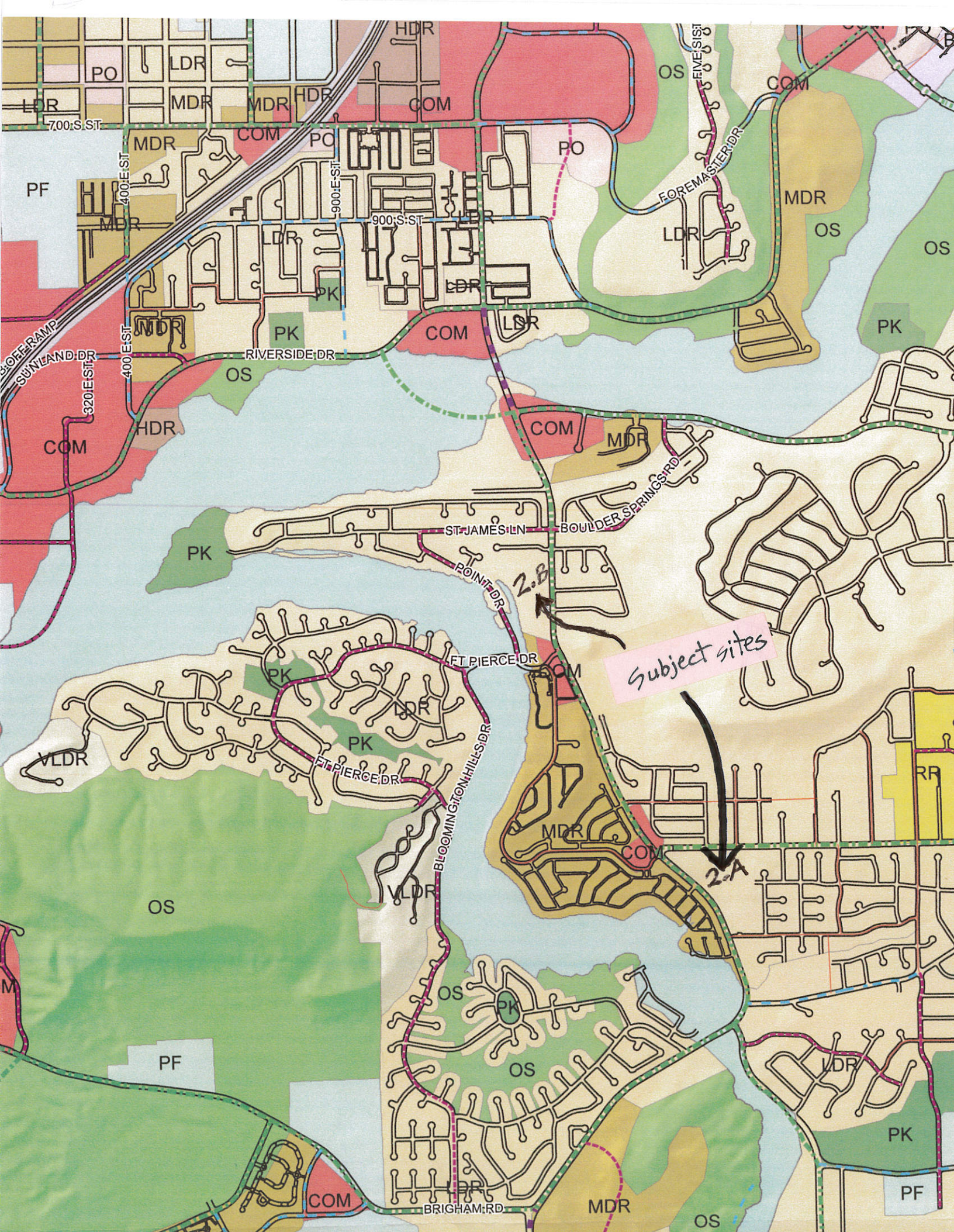
Comments:

1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan generally require a G.P. amendment prior to considering the zoning request.
2. The subject property (18.5 acres) is bounded on the north and east by single-family subdivisions (& veterinary clinic), and on the south by a LDS church, and to the west by River Road and Painted Desert townhome development.

3. The City General Plan (policy # 6.5.5) supports Neighborhood Convenience commercial centers at appropriate locations along arterial streets to reduce the need for cross-town travel. Neighborhood commercial developments should have stores (buildings) in scale with neighborhood convenience needs (ie, approximately 3,000 sq ft max floor area for single-use buildings), rather than big-box stores which are appropriate for regional commercial centers but not for neighborhood scale centers. According to some brief internet research, typical neighborhood commercial centers range from 2 – 16 acres, so the current 18.5 acre site is on the large side of the scale. More important than acreage however is the scale of the individual buildings and the type of products and services offered. Neighborhood Commercial Centers should be geared towards providing goods and services oriented toward the surrounding residential areas, rather than providing a regional scale shopping center.
4. The other commercial sites in the area are at 1450 South River Road, and a small convenience store with gas pumps on the corner of River Road and Ft. Pierce Drive.
5. Traffic: Both River Road and 2450 South Street are 4-5 lane arterial roads with adequate capacity to accommodate traffic typical of a neighborhood commercial center. At the time of a zone change request and/or site plan review (note the PD-Commercial zone combines both a rezone and site plan approval) a Traffic Impact Study will be required to analyze ingress & egress points, the need for decel lanes, and possible medians for Right-In & Right-Out accesses.

Staff Recommendation

If the request was for a smaller area (ie, 4-8 acres) behind the existing veterinary clinic then the proposed neighborhood commercial center would pose little impact to the surrounding residential area and there wouldn't be much need for a conceptual site plan at the General Plan stage. However, since the request is for 18.5 acres abutting the existing residents, there is a need for a site plan showing the layout and potential size of the buildings proposed. Since the General Plan provides the basis for a future zone change, it is recommended that the city and the neighbors have an understanding of how such a large commercial area could be arranged so as to minimize impacts to neighbors (ie, noise, lights, traffic, etc). Therefore staff recommends that the application be tabled until a conceptual site plan is provided by the applicant.



Aerial



2450 River Rd Aerial 1

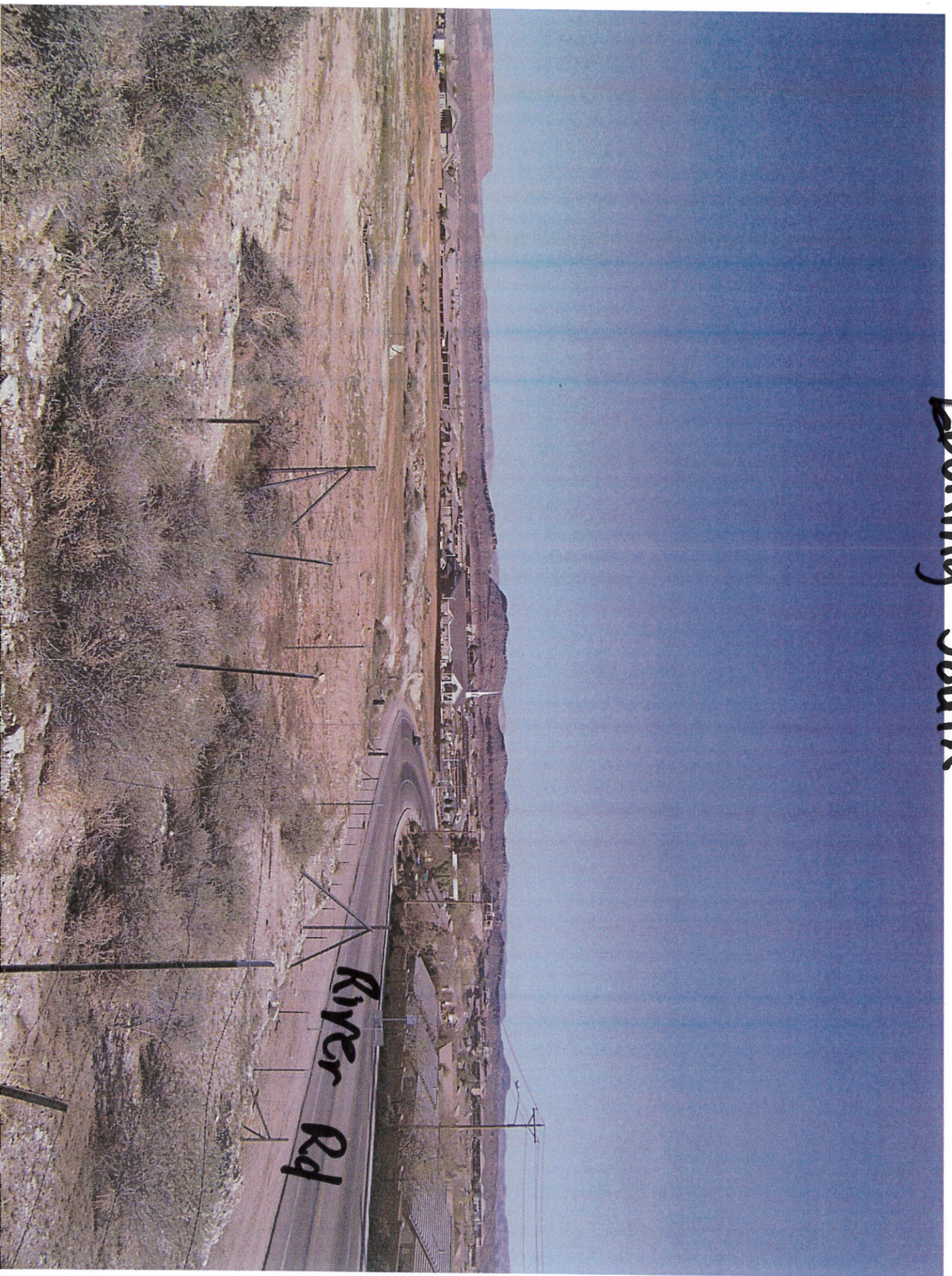
Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sdcity/maps>

March 25, 2014





Looking South



Looking Southeast



ITEM 3B

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: **04/08/2014**

GENERAL PLAN AMENDMENT: Case No. 2014-GPA-003 PUBLIC HEARING
Approximately 1850 South River Road

Request: To amend the General Plan Land Use map to change the land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on 8.62 acres located at approximately 1850 South River Road.

Applicant: Mr. and Mrs. Jim & Linda Cottam

Area: 8.62 acres

Property: Currently a vacant parcel located on the west side of River Road at about 1850 south. The parcel is located between an LDS church on the north side, and 'The Hills' townhome development on the south.

Current Zone: R-1-10

Process: The Planning Commission is responsible for reviewing all requested amendments to the City General Plan and making a recommendation to the City Council. The General Plan is a guide for land use decisions, and any amendments to the General Plan must be considered in a public hearing setting.

Request: The applicant requests the General Plan Land Use Map be changed to Medium Density Residential (MDR) 5-9 dwelling units/acre instead of the present Low Density Residential (LDR) 1-4 dwellings/acre designation.

Comments:

1. The General Plan land use map is a guide for zoning decisions and zoning requests which are not consistent with the General Plan generally require a G.P. amendment prior to considering the zoning request. If the General Plan is amended as requested, the applicants would then submit a zone change for a medium density residential project (5-9 dwellings/acre).
2. The subject property (8.62 acres) is currently grows alfalfa and has a natural area with trees and other plant life on the west border adjacent to the Eagles Landing subdivision. The

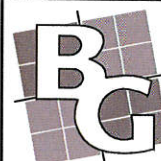
applicant states that this natural area will remain and be improved. **There are approximately 6.3 acres of developable land after the natural area is subtracted.**

3. The subject property is bounded by an LDS church to the north, a natural area and Eagles Landing single-family subdivision to the west, 'The Hills' townhome development to the south, and River Road and Quail Valley Estates (single-family subdivision) & vacant R-1-10 property to the east.
4. Traffic: The property has approximately 700' of frontage along River Road (4-5 lane road). Two potential accesses to the property could be developed if the access points align with 1800 South and 1850 South streets on the east side of River Road. Adequate capacity exists in River Road to accommodate Medium Density Residential development which would be an approximate maximum of 57 dwelling units (6.3 developable acres X 9 du/ac). However based on the actual zoning the number of dwelling units could be less. Under the current R-1-10 zone the property could accommodate approximately 20+ homes (6.3 developable acres X 3.2 du/acre; # could vary depending on what happens to natural area).
5. Utility capacity appears adequate to serve the potential density increase. There is a 12" water line, and 8" sewer line in River Road which can provide water and wastewater service to the property, although the sewer may require a lift station due to the elevation of the sewer line relative to the property.





SITE MAP COTTAM PROPERTY



BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161



R. Cottam Gen Plan
amendment

Bob Nicholson

3-30-14 Z.B

Community Dev. Coordinator

Community Dev. Department

City of St George

175 East 200 North

St George, UT 84770

Gentlemen:

I oppose the zone change
proposed by Linda & Jim Cottam
for land use on 8.6 acres located
at 1850 South River Road from

Low Density Residential to
medium Density Residential

There is a great amount of traffic
on River Road and this proposed
change to Medium Density residential
will destroy the area for current
residents -

I oppose this Zone
Change -

signed

Ilma L. Mazzola

Property owner

1787 Point Dr

St Geo. UT 84790

ITEM 4A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

PRELIMINARY PLAT

The Garages @ Sun River

Case No. 2014-PP-017

Request: A request to approve a preliminary plat for a thirty-six (36) lot residential subdivision

Location: The property is located at approximately 1200 Bluegrass Way

Property: 8.46 acres

Number of Lots: 36

Density: 4.255 DUA

Zoning: PD-C

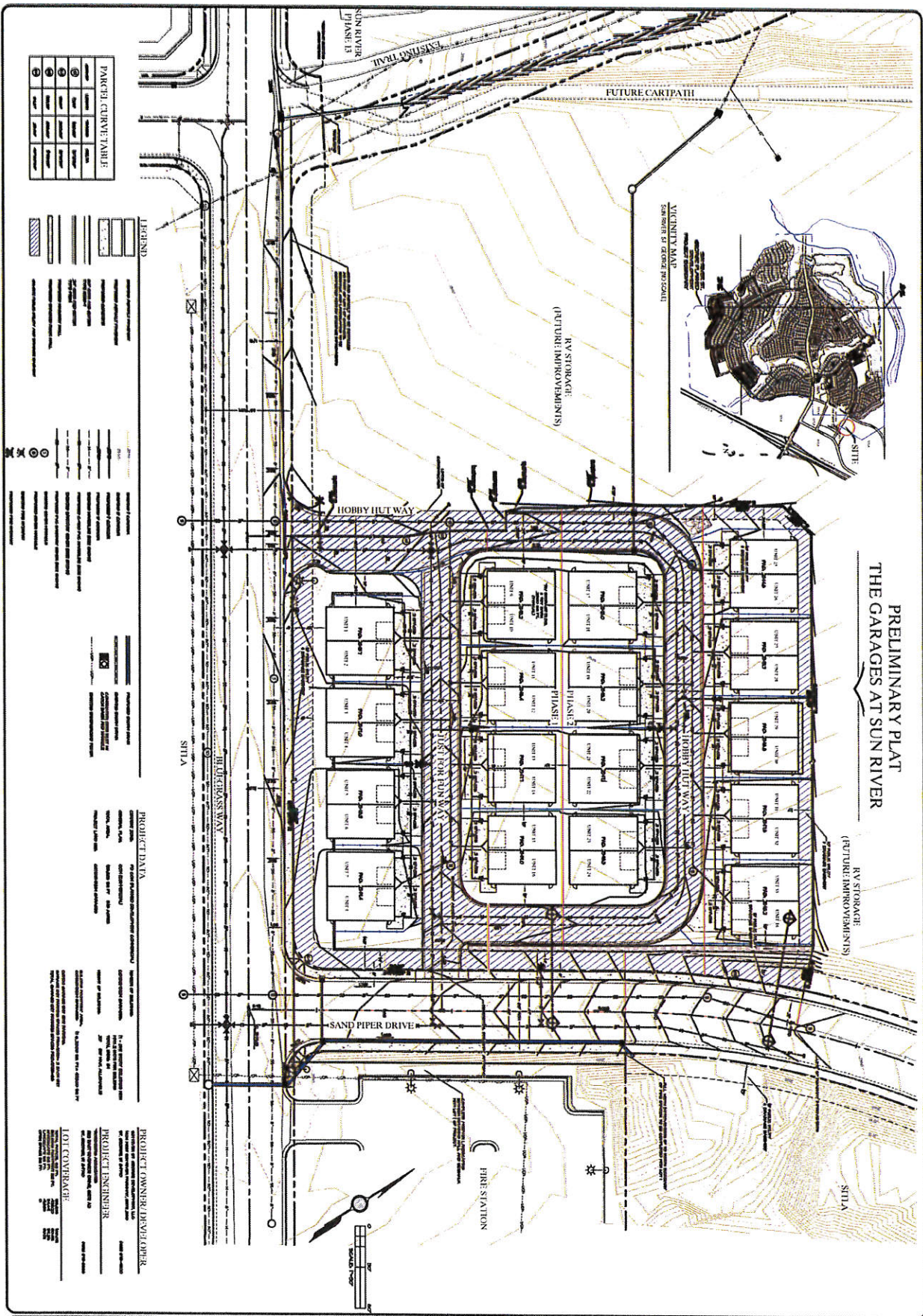
Adjacent zones: This plat is surrounded by the following zones:
PD-C

General Plan: MDR

Applicant: Rosenberg Associates

Representative: Matt Kelvington

Comments:



PHASE 1 CURVE TABLE

Curve No.	Stationing	Radius (ft)	Delta (deg)	Length (ft)	Chord (ft)	Offset (ft)
1	1+00.00 - 1+15.00	100.00	45.00	15.00	14.23	0.77
2	1+15.00 - 1+30.00	100.00	45.00	15.00	14.23	0.77
3	1+30.00 - 1+45.00	100.00	45.00	15.00	14.23	0.77
4	1+45.00 - 1+60.00	100.00	45.00	15.00	14.23	0.77
5	1+60.00 - 1+75.00	100.00	45.00	15.00	14.23	0.77
6	1+75.00 - 1+90.00	100.00	45.00	15.00	14.23	0.77
7	1+90.00 - 1+105.00	100.00	45.00	15.00	14.23	0.77
8	1+105.00 - 1+120.00	100.00	45.00	15.00	14.23	0.77
9	1+120.00 - 1+135.00	100.00	45.00	15.00	14.23	0.77
10	1+135.00 - 1+150.00	100.00	45.00	15.00	14.23	0.77

LEGEND

Symbol	Description
[Solid line]	Proposed Right-of-Way
[Dashed line]	Proposed Easement
[Dotted line]	Proposed Utility
[Hatched area]	Proposed Building Footprint
[Circle with cross]	Proposed Fire Station
[Triangle]	Proposed Survey Point
[Star]	Proposed Corner
[Arrow]	Proposed Direction of Travel
[Circle with dot]	Proposed Intersection
[Circle with crosshair]	Proposed Centerline
[Circle with dot and crosshair]	Proposed Stationing
[Circle with dot and crosshair]	Proposed Elevation
[Circle with dot and crosshair]	Proposed Area
[Circle with dot and crosshair]	Proposed Volume
[Circle with dot and crosshair]	Proposed Weight
[Circle with dot and crosshair]	Proposed Length
[Circle with dot and crosshair]	Proposed Width
[Circle with dot and crosshair]	Proposed Height
[Circle with dot and crosshair]	Proposed Depth
[Circle with dot and crosshair]	Proposed Thickness
[Circle with dot and crosshair]	Proposed Diameter
[Circle with dot and crosshair]	Proposed Radius
[Circle with dot and crosshair]	Proposed Circumference
[Circle with dot and crosshair]	Proposed Area
[Circle with dot and crosshair]	Proposed Volume
[Circle with dot and crosshair]	Proposed Weight
[Circle with dot and crosshair]	Proposed Length
[Circle with dot and crosshair]	Proposed Width
[Circle with dot and crosshair]	Proposed Height
[Circle with dot and crosshair]	Proposed Depth
[Circle with dot and crosshair]	Proposed Thickness
[Circle with dot and crosshair]	Proposed Diameter
[Circle with dot and crosshair]	Proposed Radius
[Circle with dot and crosshair]	Proposed Circumference

PROJECT DATA

Project Name	THE GARAGES AT SUN RIVER
Project Location	SUN RIVER ST. GEORGE DEVELOPMENT
Project Owner	ROSENBERG ASSOCIATES
Project Engineer	JOHN ROSENBERG
Project Surveyor	JOHN ROSENBERG
Project Date	10/2/2013
Project Scale	1" = 40'
Project Status	PRELIMINARY
Project Notes	See attached sheets for details.

PROJECT OWNER/DESIGNER

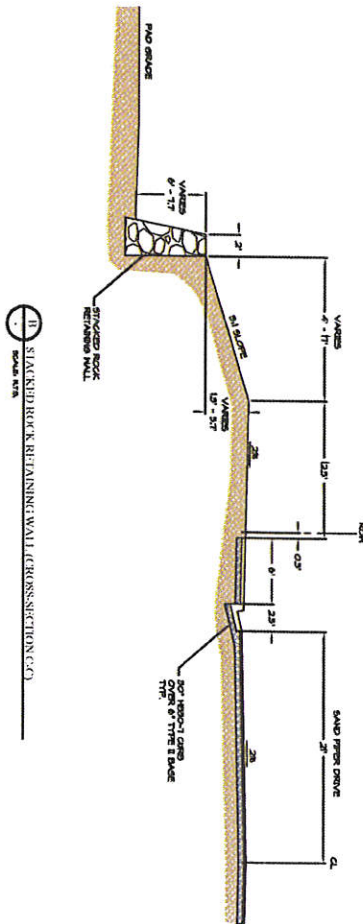
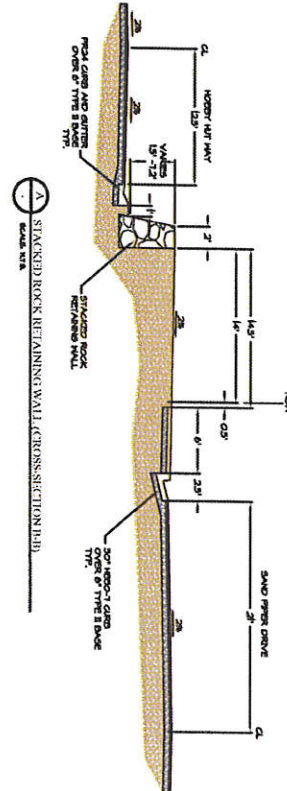
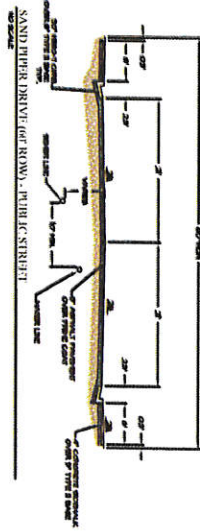
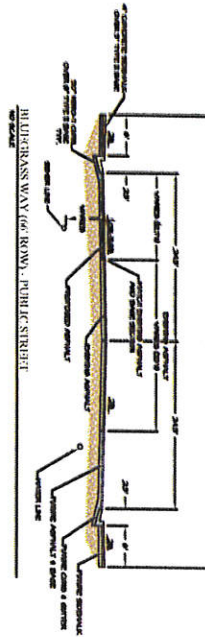
Project Name	THE GARAGES AT SUN RIVER
Project Location	SUN RIVER ST. GEORGE DEVELOPMENT
Project Owner	ROSENBERG ASSOCIATES
Project Engineer	JOHN ROSENBERG
Project Surveyor	JOHN ROSENBERG
Project Date	10/2/2013
Project Scale	1" = 40'
Project Status	PRELIMINARY
Project Notes	See attached sheets for details.

PROJECT INSURANCE

Project Name	THE GARAGES AT SUN RIVER
Project Location	SUN RIVER ST. GEORGE DEVELOPMENT
Project Owner	ROSENBERG ASSOCIATES
Project Engineer	JOHN ROSENBERG
Project Surveyor	JOHN ROSENBERG
Project Date	10/2/2013
Project Scale	1" = 40'
Project Status	PRELIMINARY
Project Notes	See attached sheets for details.

LOT COVERAGE

Project Name	THE GARAGES AT SUN RIVER
Project Location	SUN RIVER ST. GEORGE DEVELOPMENT
Project Owner	ROSENBERG ASSOCIATES
Project Engineer	JOHN ROSENBERG
Project Surveyor	JOHN ROSENBERG
Project Date	10/2/2013
Project Scale	1" = 40'
Project Status	PRELIMINARY
Project Notes	See attached sheets for details.



ITEM 4B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

PRELIMINARY PLAT

Jiffy Lube

Case No. 2014-PP-019

Request: A request to approve a preliminary plat for a one (1) lot commercial subdivision

Location: The property is located at approximately 1425 S River Road

Property: 0.66 acres

Number of Lots: 1

Density: 1.51 DUA

Zoning: PD-C

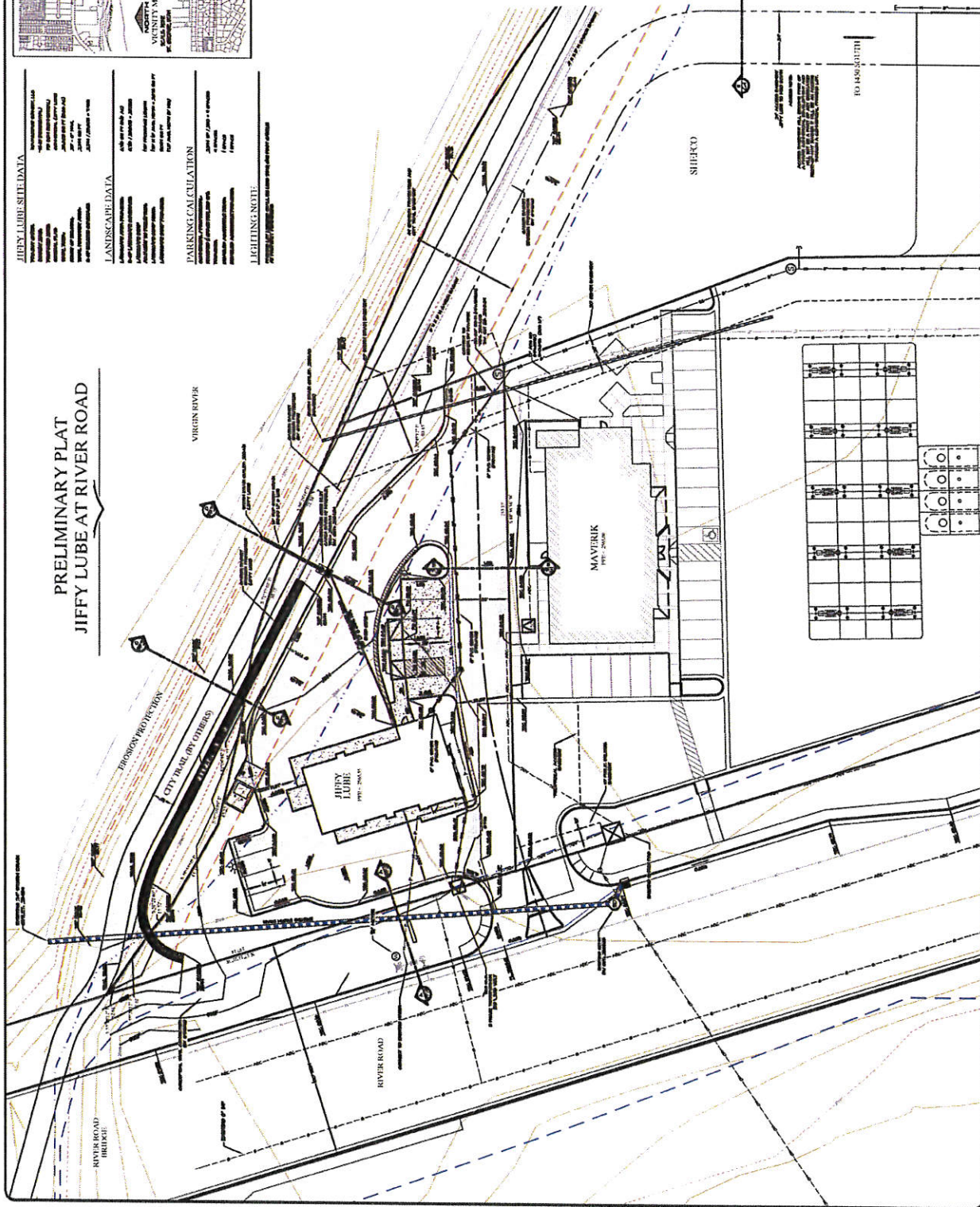
Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – R-1-10
East – R-1-10
West – R-1-10

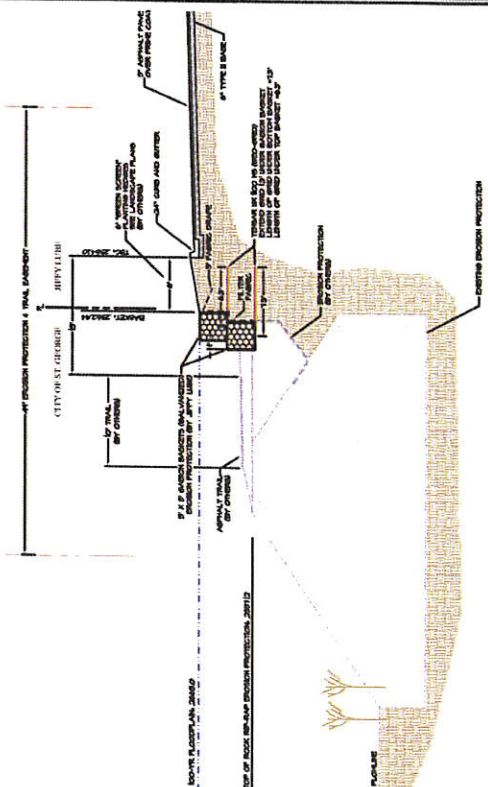
General Plan: Commercial

Applicant: NovaSource Sunwet LLC

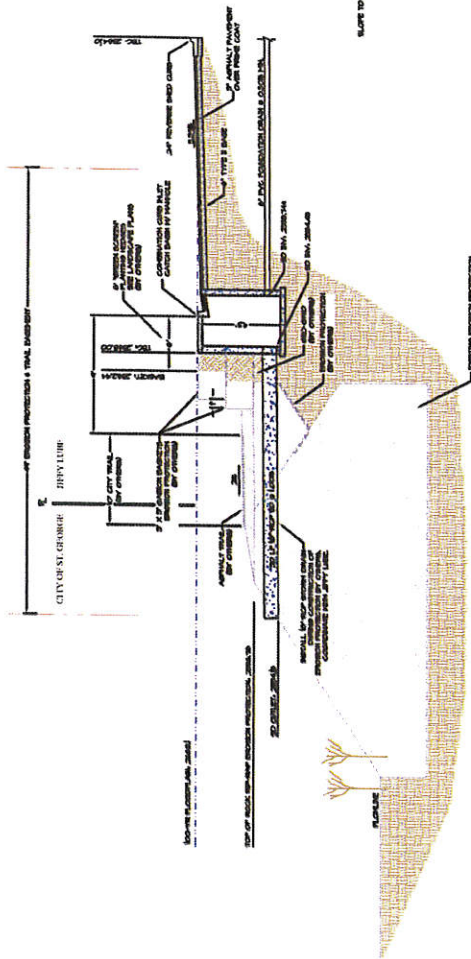
Representative: Matt Kelvington, Rosenberg Associates

Comments:

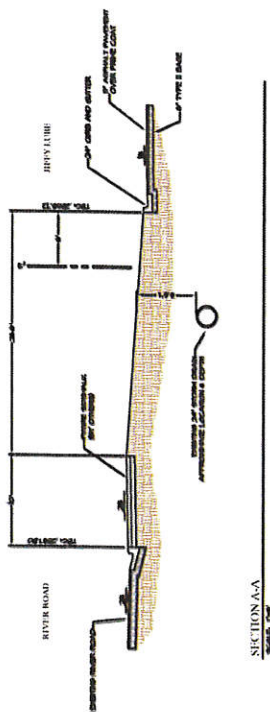




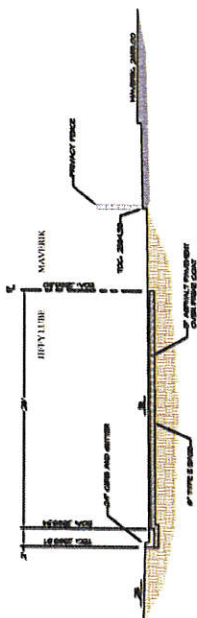
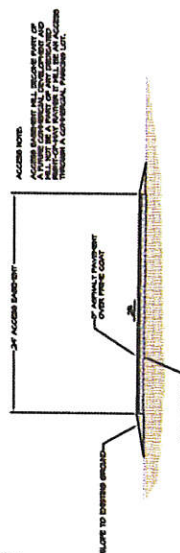
SECTION C.C (TYPICAL CROSS-SECTION - CITY TRAIL ADJACENT TO JIFFY LUBE)



SECTION E-F (TYPICAL ACCESS STREET CROSS-SECTION)



V-V NO LIAISON

SECTION B-B (TYPICAL ACCESS STREET CROSS-SECTION)
SCALE: 1"=4'-0"

SECTION D-D (CROSS-SECTION AT CATCH BASIN - NON-TYPICAL)

ITEM 4C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

PRELIMINARY PLAT

Aspen Estates

Case No. 2014-PP-020

Request: A request to approve a preliminary plat for an eighty (80) lot residential subdivision

Location: The property is located at 2905 S 3000 E

Property: 26.46 acres

Number of Lots: 80

Density: 3.02 DUA

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – R-1-10
East – A-1
West – A-1

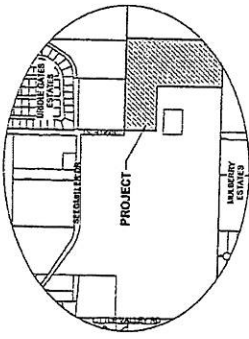
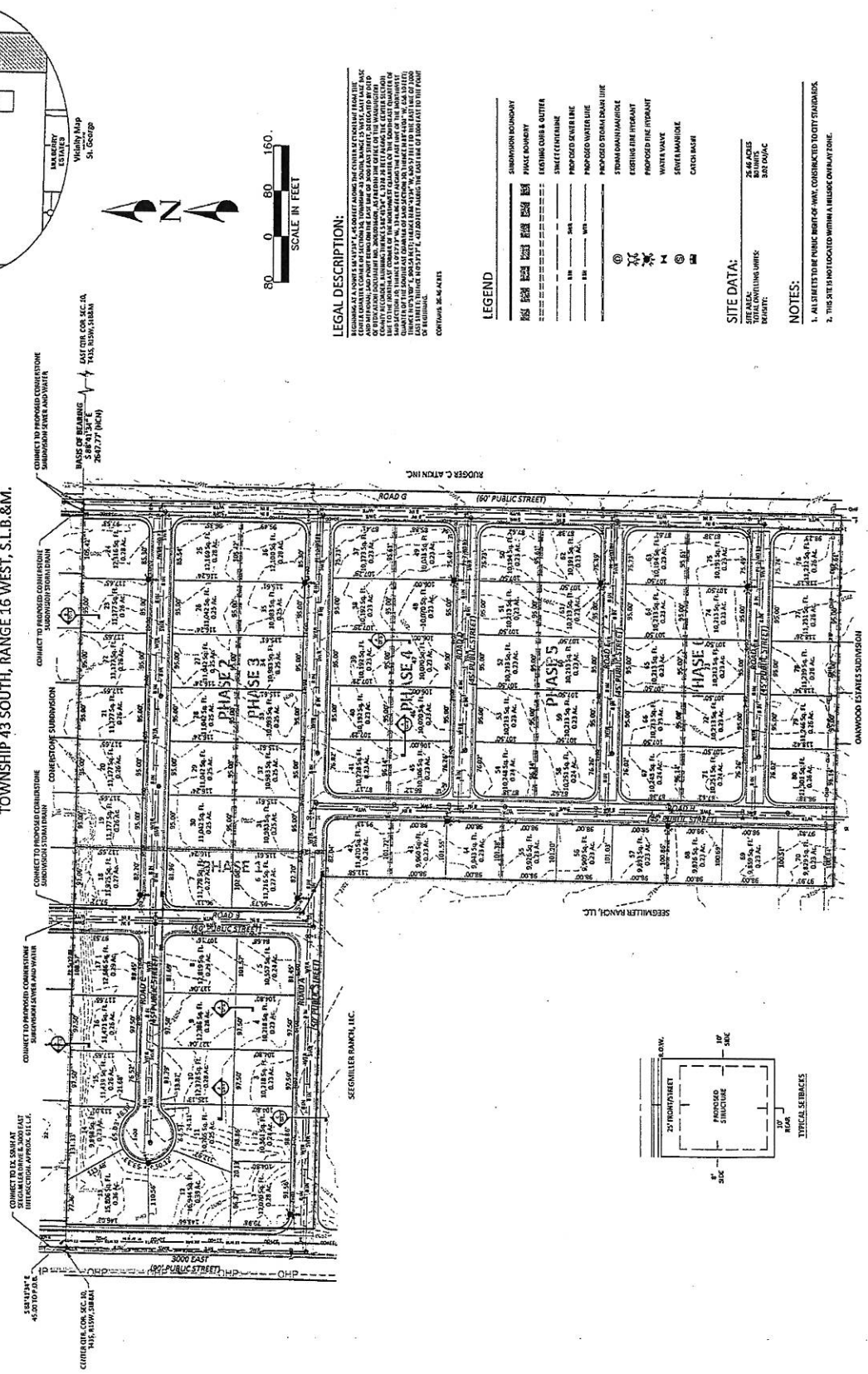
General Plan: LDR

Applicant: Development Solutions Group, Inc

Representative: Steve Kamlowisky

Comments:

PRELIMINARY PLAT FOR ASPENS ESTATES SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B.&M.



PRELIMINARY PLAT
LOCATED IN ST. GEORGE, UTAH
PHASES 1-6
ASPENS ESTATES

DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
1120 E. 1200 SOUTH SUITE 202
ST. GEORGE, UT 84770
PHONE (435) 637-3333
WWW.DEVELOPMENT-SOLUTIONS.COM

PROJECT NO.		33 603
DATE		40
BY		
CHECKED BY		
DATE		
APPROVED BY		
DATE		
REVISIONS		
NO.	DESCRIPTION	DATE
1		

1 OF 2 TOTAL

P-1

ET NUMBER 1

P-1

1 OF 2 TOTAL

ITEM 4D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

PRELIMINARY PLAT

Tonaquint Valley Phases 4 & 6

Case No. 2014-PP-021

Request: A request to approve a preliminary plat for a forty-eight (48) lot residential subdivision

Location: The property is located at 1100 West Curly Hollow Drive

Property: 15.116 acres

Number of Lots: 48

Density: 3.15 DUA

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-8
South – R-1-10
East – R-3
West – R-1-10

General Plan: Low and Medium Density Residential

Applicant: Development Solutions Group, Inc

Representative: Logan Blake

Comments:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B.&M.

Catholic Church
Contains 4.60 Acres

706 Page 798



FROTHING FIRE HYDRANT
 4" HOOD & FIRE HYDRANT
 WATER VALVE
 STEEL & ALUMINUM
 FIRE HYDRANT

5416-26-86-2002	15.116.44.003	PROFOTO105	48.1075
05829.19	3.15.024.04C	FOURMS	6.1.19.1074000

[illegible]

EAST ORE QUARTZITE CORRELATION 2. KOWENSKI ET AL.
SOD/DA, BAYVIEW 16 WEST, SALTAGE BASIN, MID-MECHANICAL
1982 B.L. DE BRUAS (CAP 4.1, N. 15)

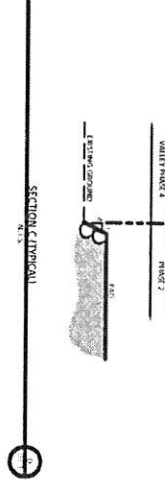
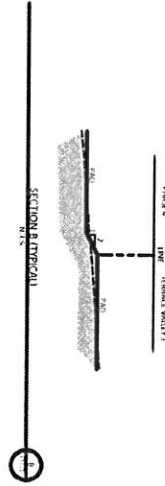
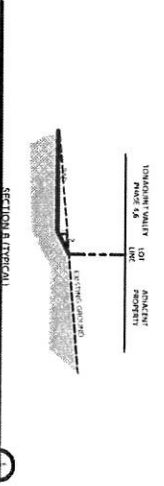
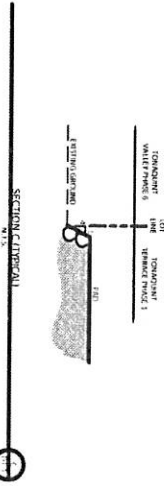
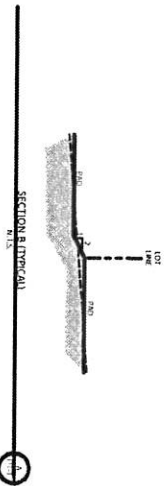
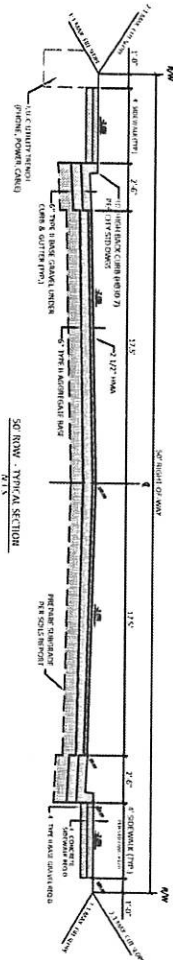
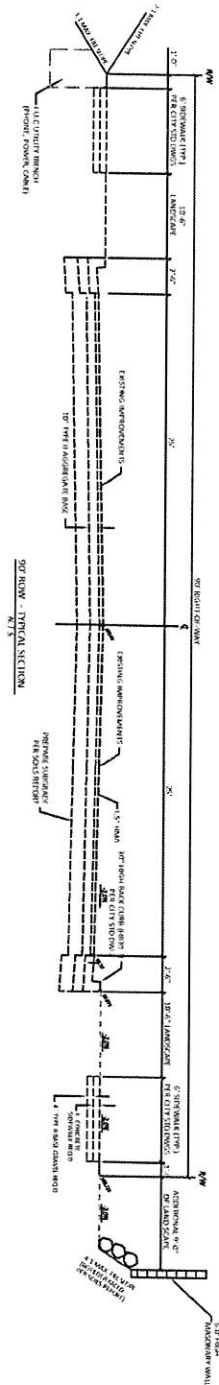
NOTICE

EMERSON ELECTRIC & CO. HEREBY
OBTAINS FROM THE COMMISSIONER
OF THE DISTRICT COURT FOR
DISTRICT OF COLUMBIA THE AND
112 PRINCE OF GEORGES ST.
THE FRODOLOTT BUILDING
WASHINGTON, D.C. 20002
SACRIFICE OF SHERMAN AND SHERMAN

**Call
dia**

1-800-667-4111

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ITEM 4E

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

PRELIMINARY PLAT

Tuscan Heights

Case No. 2014-PP-022

Request: A request to approve a preliminary plat for a twenty-one (21) lot residential subdivision

Location: The property is located near Plantations Dr and Province Way

Property: 8.85 acres

Number of Lots: 80

Density: 2.4 DUA

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – PD-R
South – R-1-10
East – PD-R
West – M&G

General Plan: LDR

Applicant: Steve Larsen

Representative: Jared Madsen, Alpha Engineering

Comments:

ITEM 5A

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

CONDITIONAL USE PERMIT

Case No. 2014-CUP-005

Request: To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

Property: The subject residence is at 1890 East 800 North.

Applicant: Mr. Stephen Gubler
1890 E. 800 N.
St. George, Utah 84790

Zoning: RE-12.5 (Residential Estates – 12,500 s.f. minimum lot size)

Ordinance: The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: *“Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15’) for pitched roofs...unless a Conditional Use Permit is granted for a greater height”*. This structure will be ± twenty-four feet (24') in height, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

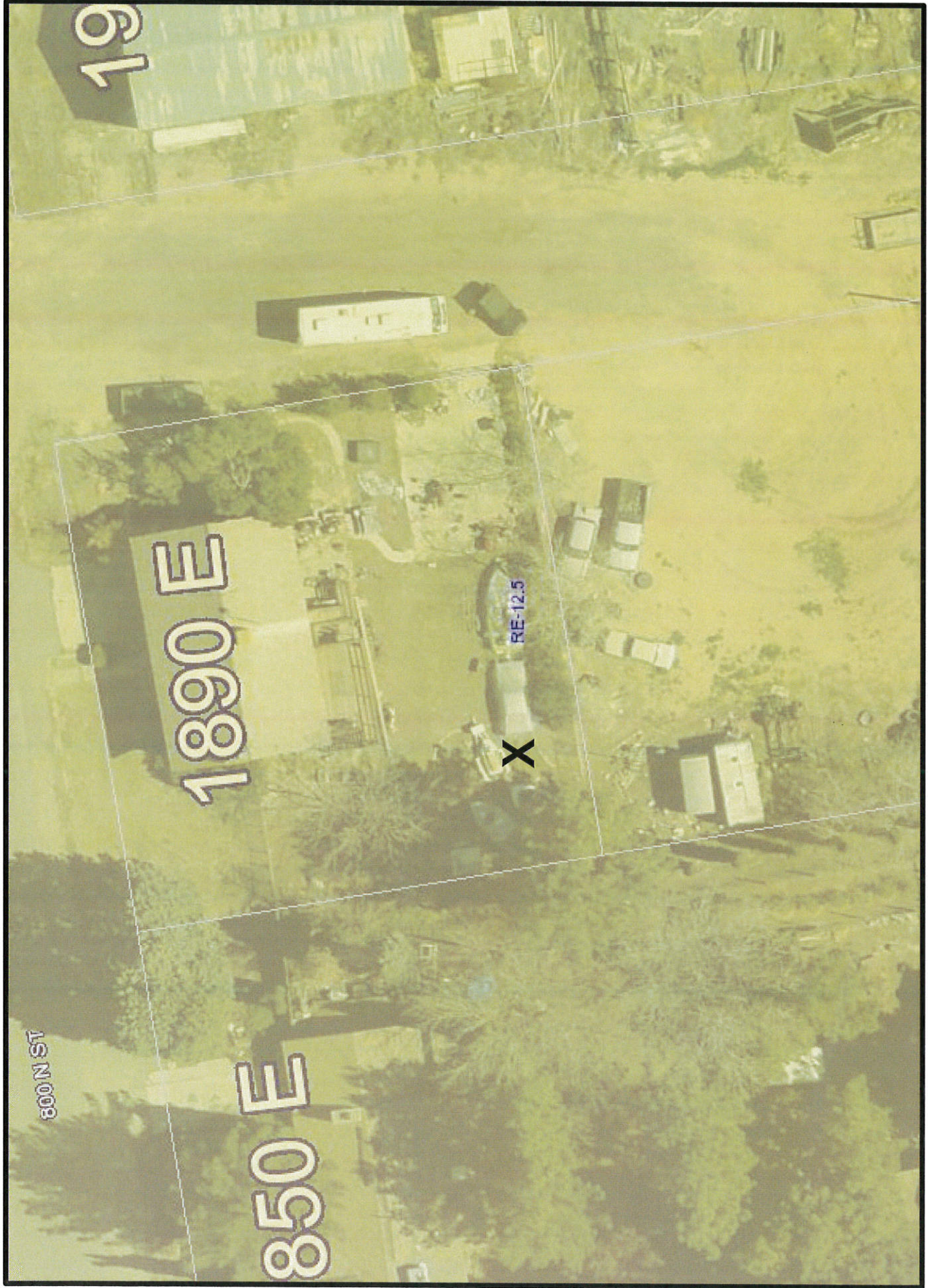
Comments:

1. The proposed structure will be located in the rear yard approximately Fifteen feet six inches (15'-6") from the main dwelling and ten feet (10') from the side property line and eight feet (8') from the rear property line.
2. The detached garage is to be used for the storage of an RV.
3. The proposed height of 24' feet is to accommodate the RV.
4. The proposed structure will not encroach onto any City easements.
5. The detached garage will have a stucco finish and a tile roof. There will be a small attic storage area (non-living space) in the garage.
6. Staff recommends approval.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.

	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have a stucco finish and tile roof.		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached garage will be approximately 24' feet in height.		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)



Vicinity & Zoning Map

DETACHED GARAGE PLAN

STEPHEN GUBLER

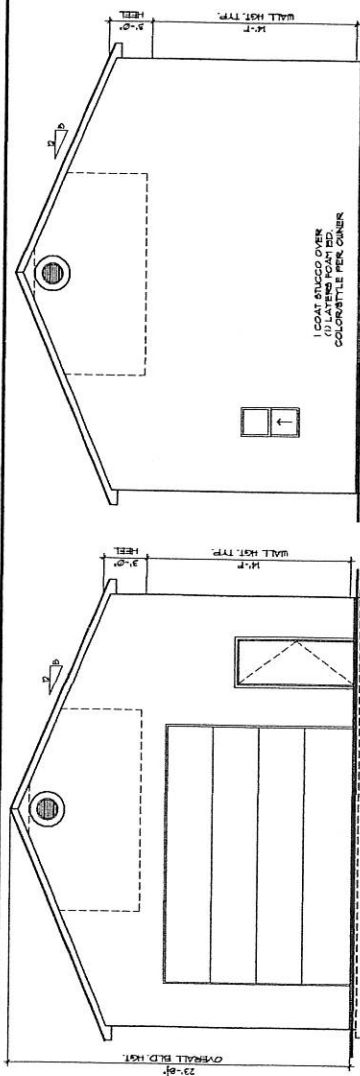
ST. GEORGE UTAH

Scott Leishman
Associates
Design / Drafting / 3D Modeling
435-535-7878 300 E. 1000 N. ST. GEORGE, UT 84770

ATTENTION:
THIS SET OF PLANS IS THE PROPERTY OF SCOTT LEISHMAN ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SCOTT LEISHMAN ASSOCIATES IS STRICTLY PROHIBITED. ANY SUCH VIOLATION WILL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

Project: 008
Date: 5-6-2014
Scale: 1/4"=1'-0"

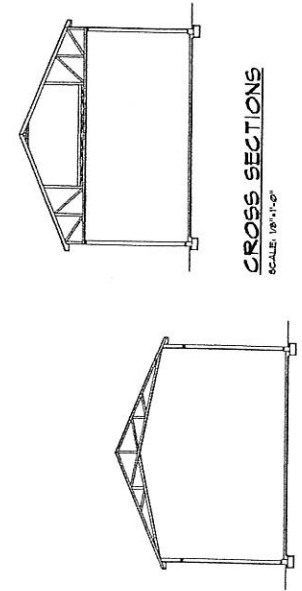
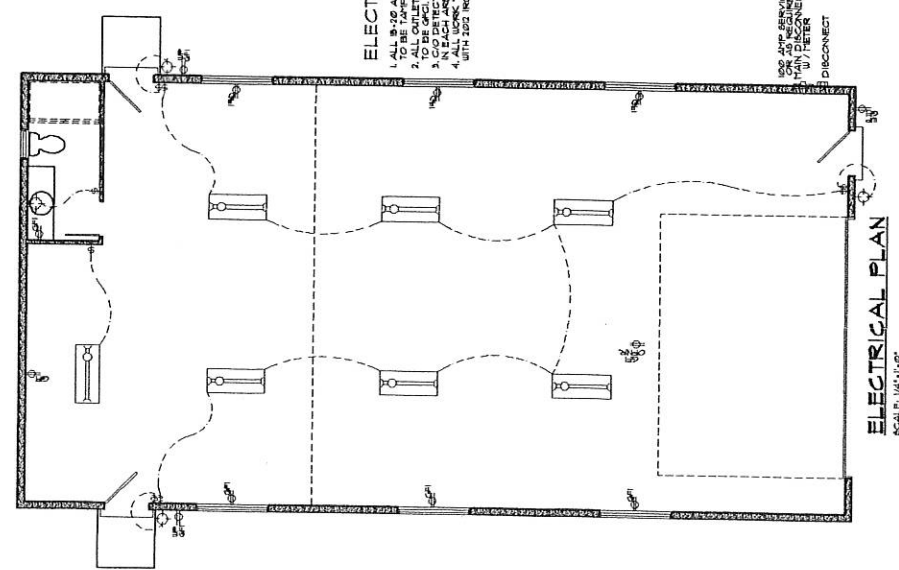
A2



REAR ELEVATION
SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



ITEM 5B

PLANNING COMMISSION AGENDA REPORT: 04/08/2014

CONDITIONAL USE PERMIT

Case # 2014-CUP-006

Request: To establish an indoor swap meet.

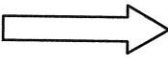
Property: The property is located at 1028 E Tabernacle (former Robert's Crafts store).

Zoning: C-3 (General Commercial)

General Plan: COM (Commercial)

Applicant: Mrs. Karen Sunderland
2692 S 3050 E
St George, Utah 84790

Ordinance: Zoning Ordinance Section 10-10-2 requires approval of a conditional use permit for a swap meet.

	C1	C2	C3	C4
Retail sale of goods with some operations outdoors, including the following and similar uses:				
 Auction establishment (retail goods only), swap meets	N	C	C	N
Building materials sales	N	N	P	N
Cabinet shop	N	N	P	N

Layout: It is proposed to use the entire first floor level for this business; approximately 16,000 square feet. The lower level is approximately 8,000 square feet and is separate businesses (e.g. SWIG's bakery, a church, dance studio, perks, etc.)

Parking: Off street parking has been calculated as follows: Section 10-19-5 requires 1 space per every 250 square feet of retail space.

Circulation: Primary access is from an existing two way driveway on Tabernacle, but access can also be from 1000 East Street also.

- Circulation:** Primary access is from an existing two way driveway on Tabernacle, but access can also be from 1000 East Street also.
- Landscaping:** Existing landscaping exists.
- Adj. Land Uses:** South: Fire Station No. 1 (C3 zone)
North: Commercial (C2 zone)
West: Commercial (C3 zone)
East: Commercial (C3 zone)
- Height:** Existing building – no height change.
- Narrative:** The applicant has provided a narrative describing the proposed swap meet.
- Comments:** The same business was operated at 415 South Dixie Drive for approximately six (6) months.
- It is proposed to operate Thursday thru Sunday (4 days) each week.
- The swap meet will have vendors (see floor plan) that sell antiques, crafts, merchandise, baked goods, popcorn, nuts, candies, and foods.

To Whom It May Concern,

March 19th 2014

The Big Swap is a shoppers market where small businesses can have a great opportunity. The Big Swap is under one roof with approximately 100 vendors together. Vendors are small business owners who sell merchandise to the public.

The Big Swap started at 415 south Dixie Dr. St. George UT. We were open for six months and now want to relocate to 1028 east Tabernacle. We will be open Thursday, Friday, Saturday, and Sunday. Subject to change hours and days.

The Big Swap will have vendors that sell new, used, antiques, crafts, merchandise. Also baked goods, popcorn, nuts, candies, and foods.

The Big swap Karen Sunderland
Kehlbund



1028 E Tabernacle

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

March 10, 2014



1028 E Tabernacle

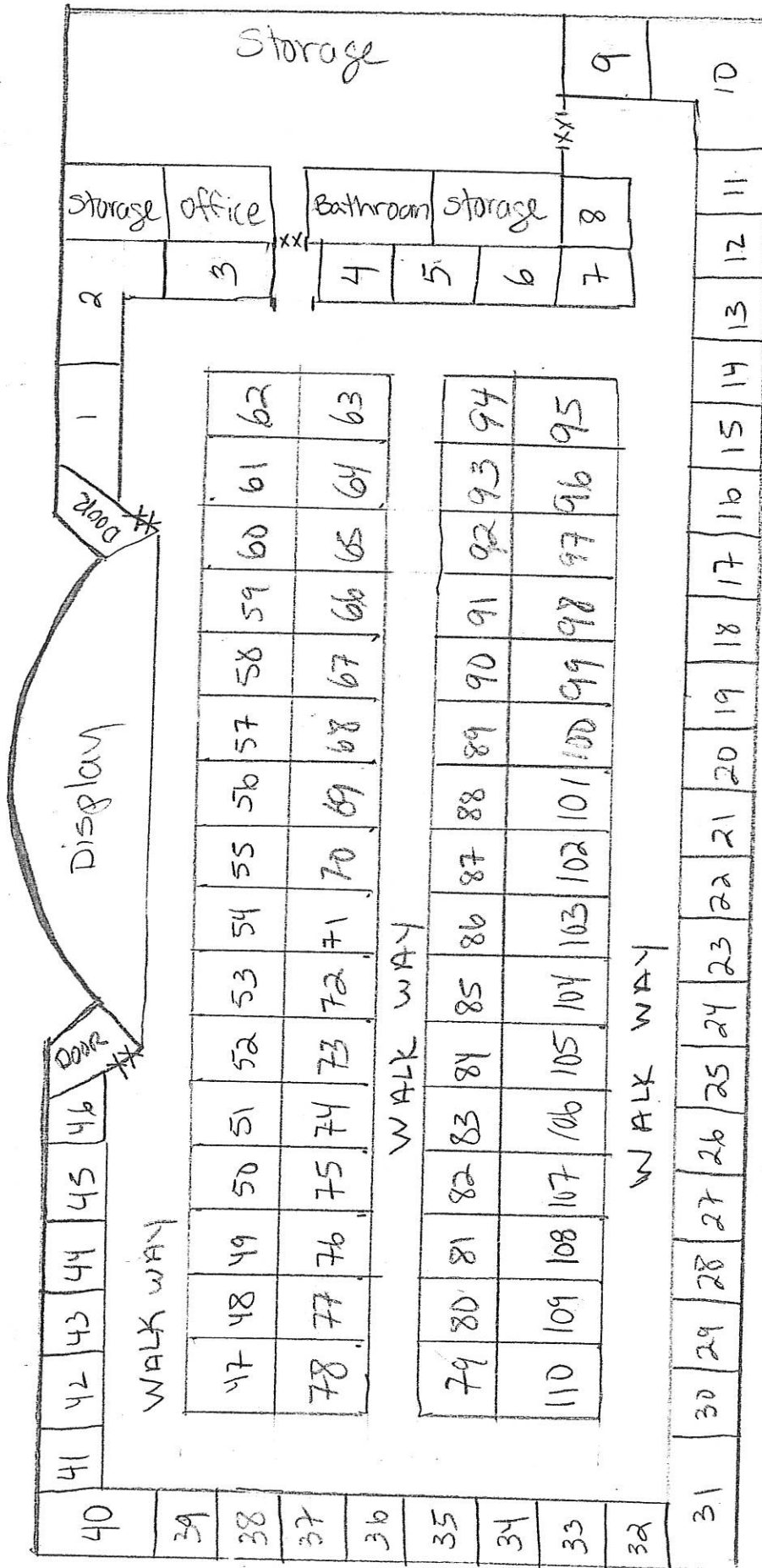
Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

February 28, 2014

1028 E TABERNACLE

Front

XX-POORS



Account 0569130Location**Account Number** 0569130**Parcel Number** SG-TCCO-201**Tax District** 08 - St George City**Situs** 1028 E TABERNACLE ST #201 , ST GEORGE**Acres** 0**Legal Subdivision:** TABERNACLE COMMERCIAL CONDO (SG) Unit: 201**Child Accounts****Child Parcels****Parent Accounts** 0375207**Parent Parcels** SG-1145-BTransfers**Entry Number**[00893552](#)[00587180](#)[00578365](#)[00576065](#)[00562334](#)**Recording Date**[08/04/2004 02:10:00 PM](#)[01/02/1998 12:07:00 PM](#)[09/30/1997 04:27:00 PM](#)[09/05/1997 02:24:00 PM](#)[04/07/1997 05:00:00 PM](#)[B: 1659 P: 2604](#)[B: 1164 P: 558](#)[B: 1137 P: 535](#)[B: 1130 P: 683](#)[B: 1090 P: 14](#)"Tax"**Tax Year****Taxes**

2013 \$10,703.00

2012 \$11,678.21

Images

- [GIS](#)

Value**Market (2013)** \$874,000**Taxable** \$874,000**Tax Area:** 08 **Tax Rate:** 0.012246**Type** **Actual** **Assessed** **Acres**

Non

Primary \$679,100 \$679,100 0.360

Improved

Non

Primary \$194,900 \$194,900 0.450

Land

